

AMAZON

HQ2

RESPONSE TO
— REQUEST FOR PROPOSAL —
FOR SECOND CORPORATE HEADQUARTERS (HQ2)

“WORK HARD. HAVE FUN. MAKE HISTORY.”

CITY OF
OXNARD
CALIFORNIA

City of Oxnard

The City of Oxnard is located on the shores of the Pacific Ocean in Ventura County in Southern California. The largest city in the county, and 19th largest in the state, Oxnard is a full-service city with a population of just over 207,000, combining the best attributes of a beautiful coastal setting and small-town charm with its position as a hub of manufacturing, agriculture, financial services, defense, international trade, and tourism.

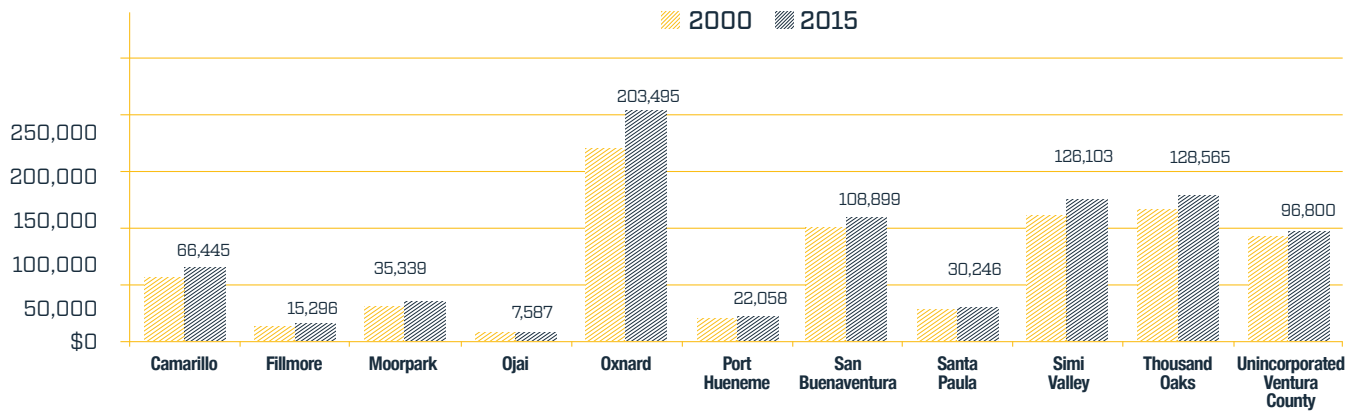
Perfectly bordered between the Central Coast and Southern California, Oxnard features one of the best climates in the state of California, and is home to a population that outpaces every other city in our region, but what really makes Oxnard such a desirable place

to call home for your business is the unique blend of vibrant metropolitan living, dining, and entertainment within minutes of the serenity of the sand, shore, and harbor all centered around a rich and historically diverse downtown.

Oxnard boasts a vibrant community, with an educated workforce and business friendly climate, that has grown from a small agricultural town into a world-class destination. The California Central Coast experience begins in Oxnard, with miles of uncrowded beaches, quality housing, a world class education system, a historic downtown featuring Heritage Square and California Craftsman Bungalows located in the Henry T. Oxnard Historic District.



Population by City in Ventura County (2000, 2015)



According to the United States Census Bureau (2012), Ventura County has a population of 835,981, and is located approximately 30 miles from Los Angeles County (population 10.17 million) and Santa Barbara County (population 444,769). Characterized by business and economic diversity, Ventura County has a broad economic base with multiple industry sectors that include Manufacturing, Biotechnology, Healthcare, Hospitality, Agriculture, and Wholesale Trade. The growing ethnic diversity of the population provides the area with opportunities to develop and benefit from a multi-cultural workforce, with 48.7 percent White Non-Hispanic and 51.3 percent of other

racers. In Ventura County, the average salary per worker is \$58,389, while per capita income is \$45,494. The labor force is 54.3 percent females and 45.7 percent males. The educational attainment for the population twenty-five years and older indicates that 31.0 percent have a bachelor's degree or higher, 32.1 percent have an associate's degree or have completed some college, and 19.4 percent are high school graduates. The majority of Ventura County residents in the workforce are between the ages of 35 and 54.

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List of Exhibits

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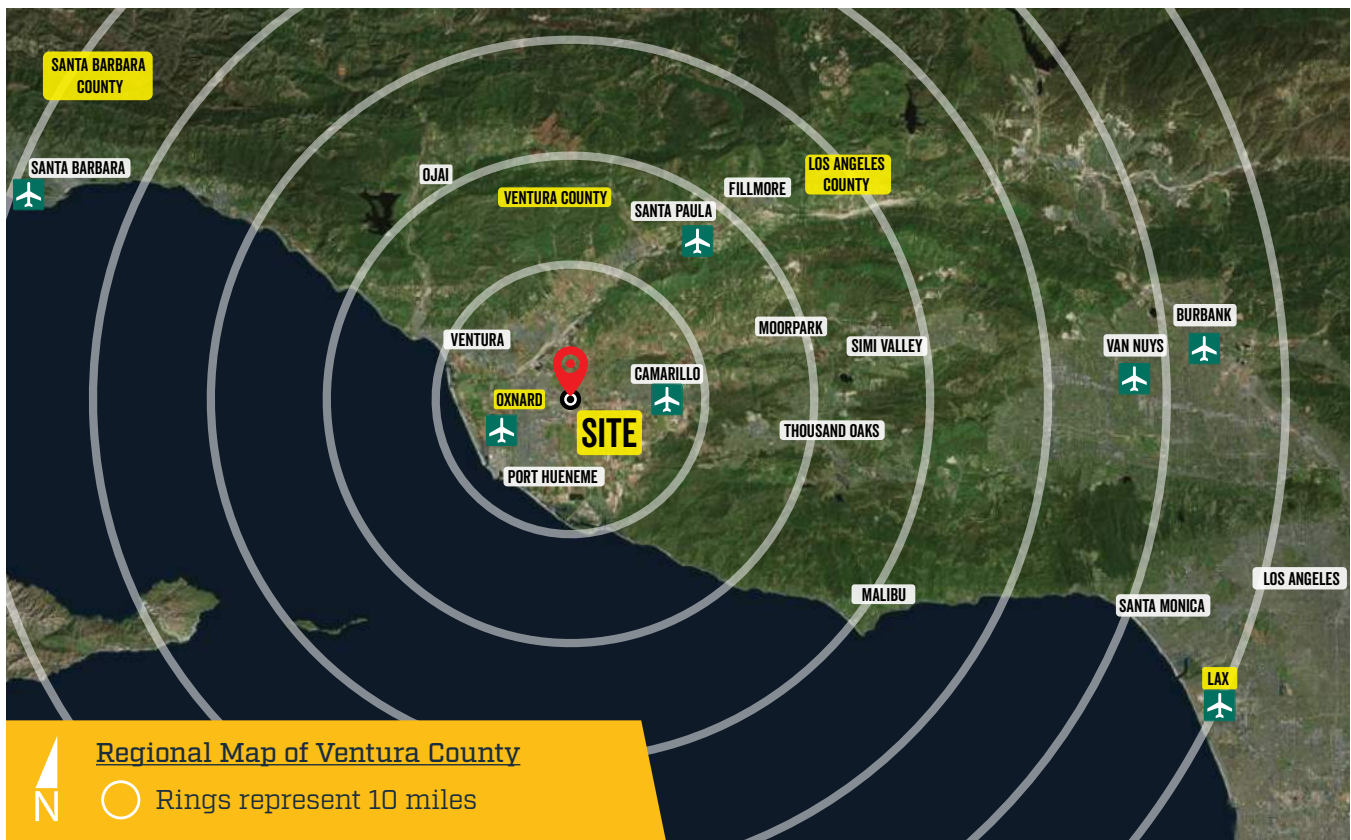
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1. Site Opportunity - Sakioka Farms

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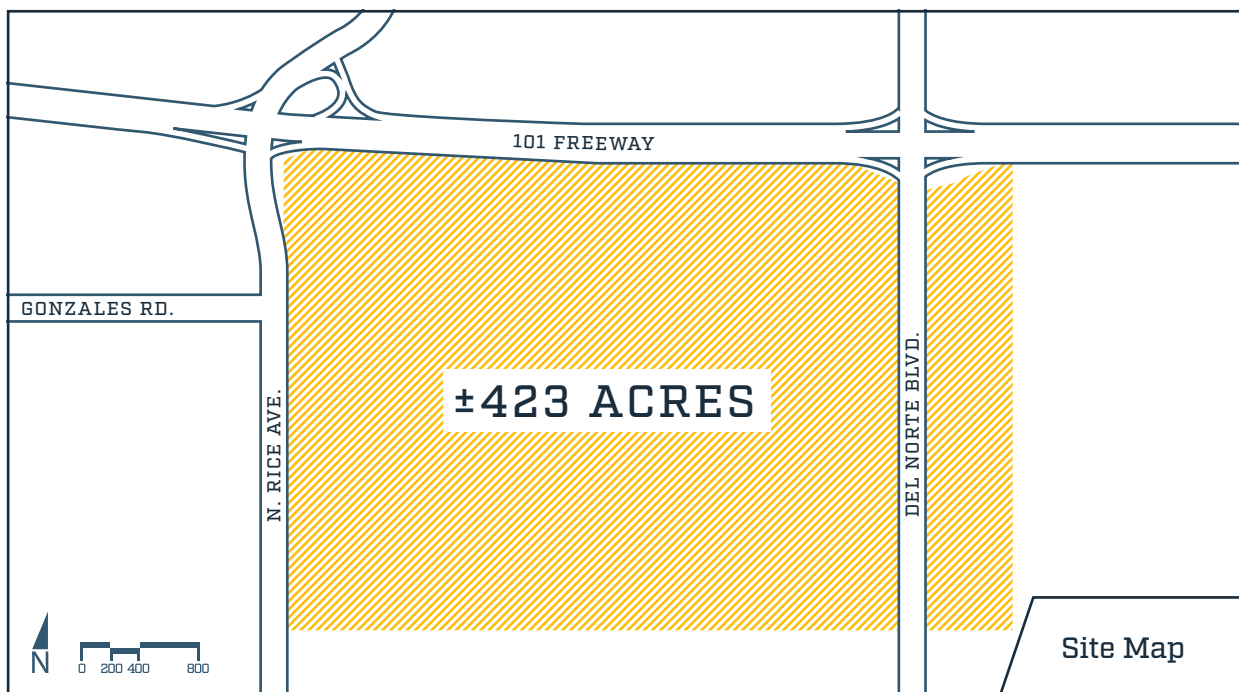
The Sakioka Farms site (“Site”) is privately owned and covers approximately 423 acres located in the northeastern portion of the City of Oxnard (“City”). The Site is bounded on the north by the U.S. 101 Freeway, on the east by the Oxnard-Camarillo Greenbelt (agricultural preserve), on the south by the existing Procter & Gamble plant and portions of the McInnes Ranch Business Park, and on the west by Rice Avenue.

The Sakioka Farms Business Park Specific Plan (“Sakioka Specific Plan”), approved by the City, provides for a large master planned industrial/business park complex. The Specific Plan establishes the general type, location, parameters and character of all development within the sites boundaries, while allowing for creative design ideas on individual projects consistent with an overall concept. In order to achieve flexibility in future project development and maintain consistency with the General Plan, a flexible land use plan has been prepared. The plan has its roots in the land use designations of the General Plan, and incorporates a recognition that ultimate development will likely be a blend of both traditional light industrial and business research facilities.



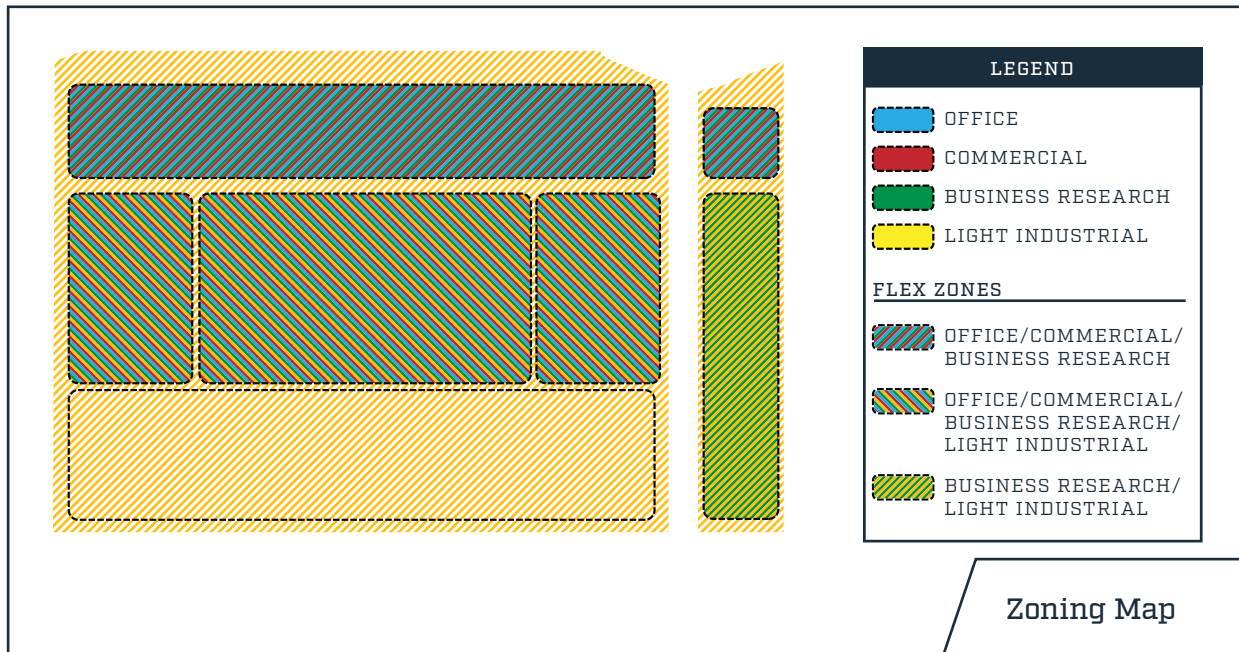
Site Features

- The Site is primarily surrounded by existing industrial/industrial-related uses and is designated for future Business and Research Park, Light Industrial, Office, and Commercial related land uses.
- The Site is largely vacant and unimproved except for a few farming related structures.
- The Site consists of approximately 423 acres of land all under single ownership. The owners of Sakioka Farms are willing partners with the City of Oxnard in the effort to bring Amazon to the City and Ventura County and are eagerly anticipating collaborating on this exciting project. See Exhibit 1.0.
- The Site area is pre-approved, via the Sakioka Specific Plan, including a certified Environmental Impact Report for build-out of all approximately 423 acres.



Permitted Zoning & Land Use

- The Business and Research Park designation in the Sakioka Specific Plan provides for a variety of business and employment opportunities such as professional, administrative, research and manufacturing uses along with limited commercial activities. This destination also allows for a higher intensity of land use activities.
- The Light Industrial designation will accommodate a range of general manufacturing and service uses. In addition to traditional industrial uses, the area allows for the development of industrial service centers to meet the daily needs of employees within the industrial areas during their journey to and from work, while on breaks, and during lunch periods.
- The Sakioka Specific Plan also allows for an additional two uses: Office and Commercial, which provides additional flexibility.



Permitting Process

The first step in the development of the area is the processing and recordation of a Tract Map or Parcel Map. The Planning Commission and City Council are the approval bodies for a map. Individual development projects (i.e. the buildings and related improvements) are implemented through a Development Design Review (DDR) permit approved by the Planning Manager. Although the permit is discretionary, in so much as that it needs to comply with the Specific Plan, it is processed at an administrative level and does not require Planning Commission or City Council approval. Mitigation measures from the certified Environmental Impact Report will be applied to the

DDR(s) for the buildings as the different development thresholds are triggered. After approval of the DDR by the Planning Manager, a building permit (full construction drawings and civil plans) are processed by City of Oxnard Development Services staff.

Utility Infrastructure

There are several public utility service providers in the Sakioka Specific Plan area. These services include electricity, natural gas, telephone, cable service, and solid waste disposal, see Exhibit 2.0.

- Electricity – electrical service to the area is provided by Southern California Edison (SCE). SCE operates a broad transmission and distribution system capable of serving in excess of 25,000 MW of load.
- Natural Gas – Natural gas service is provided by Southern California Gas.
- Telephone – Telephone service is provided by Frontier & AT&T.
- Union Pacific Coast Mainline operates a railroad-owned spur extending into an adjacent parcel, approximately 25 feet from the Site located on the southern end of Sakioka.
- Cellular Service – Area supported by AT&T, Sprint, T-Mobile, and Verizon with full service coverage (voice, data) available for all four carriers. See Exhibit 3.0.

Connectivity

- Cable and Telecommunications Providers: Cable-based broadband and high-capacity data network services are provided by Charter Communications. Telco-based fiber and high-capacity data network services are provided by AT&T, Frontier, and several Competitive Access Providers (CAPs) including TPX Communications.
- City Fiber Network: The City of Oxnard realizes that access to broadband internet service is as vital as streets, water, and sewer infrastructure. The City has already deployed a 144-strand fiber network covering 38.45 route miles throughout the City. This network runs down Rice Avenue, directly adjacent to the Site.
- The City is also developing a Fiber Master Plan to leverage the City's existing fiber infrastructure and guide the design, construction, implementation, maintenance, management, regulation, operation and funding of its fiber optics assets and related technologies in addition to City's current fiber foundation.

Solid Waste Disposal

The City of Oxnard currently provides solid waste disposal services for the area. The City's main recycling center, Del Norte Regional Recycling and Transfer Station, is just ¼ miles away from proposed building site. The Del Norte Regional Recycling and Transfer Station, also known as the Materials Recovery Facility or "MRF", serves as the central hub of the City's overall solid waste management system and as a regional resource.

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2. Incentives





California State Incentives and Permit Streamlining

This section outlines the state incentives and permit streamlining available to a project selected in California. We have a proven record of working with firms that make significant investments in our state. We have a number of flexible programs that can be tailored to meet your needs. For example, the state worked closely with industry and local government to bring the B-21 long range strike bomber contract to California. The information in this section responds to questions 2, 3 and 4 of your request for proposal.

California Competes Tax Credit

The California Competes Tax Credit program is a negotiated income tax credit awarded to competitive applicants for proposed growth in hiring and capital investment. It has spurred jobs and economic investment across the state. The Governor will propose an extension of five years in the 2018-19 State budget. The budget is released January 10, 2018, and must be approved no later than June 15, 2018.

Should California be selected as a potential Amazon HQ2 location, the Administration will work with the Legislature to pass legislation that provides certainty to Amazon in accessing these tax credits. Under current regulations, up to \$40 million annually for five years (up to \$200 million total) may be made available, and the credits can be carried forward for six years.

Workforce Development and Training Programs

California recognizes that Amazon's HQ2 will require top technical and managerial talent. California is currently making significant investments in training through programs like the Strong Workforce Program (a \$1 billion program) and the Workforce Accelerator program.

The state is committed to linking Amazon with state and local workforce partners to accelerate skill development, create new apprenticeship models and strengthen the workforce base through the aforementioned programs. The Governor will work with Amazon and local community colleges and other stakeholders to designate funds to meet Amazon's workforce needs.

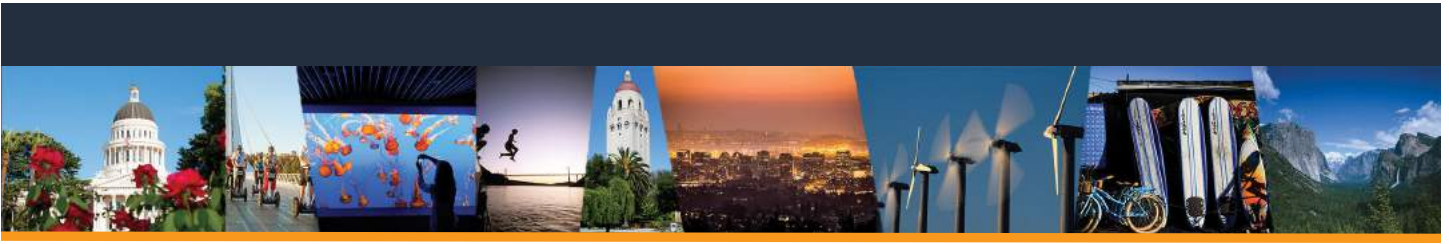
The state can also promote skill-development through its Employment Training Panel (ETP), a state agency that provides funds to offset costs for job skills training. The ETP can provide up to \$10 million in funding for the Amazon HQ2 annually for the next ten years (up to \$100 million total) as Amazon hires and trains its workforce at the new location and ETP funding is contingent upon contract approval by the panel.

Streamlined Permitting and Environmental Review

California understands that speed and certainty are two key contributors to successful projects. The Governor is committed to establishing a multi-agency "strike team" for a project the size of Amazon HQ2 that will facilitate and expedite all permits and approvals. The strike team will be led by the director of the Governor's Office of Business and Economic Development (GO-Biz) and include leaders from appropriate regulatory agencies, and will coordinate with relevant utility service providers.

California has taken significant steps in recent years to streamline the California Environmental Quality Act (CEQA) process for priority projects. CEQA requires public agencies to identify the significant environmental impacts of a project





and to avoid or mitigate them, if feasible. This year, AB 246 extended the Jobs and Economic Improvement through Environmental Leadership Act of 2011 (AB 900) which expedites judicial review for any CEQA challenges to projects that meet energy conservation standards and transportation efficiencies and create good-paying jobs. Another example of actions we have taken to expedite a project is legislation (SB 743) that promoted the speedy construction of the new Sacramento Kings arena, the Golden 1 Center, by carefully limiting judicial remedies and permitting portions of that project to proceed prior to completion of CEQA review. The Governor is prepared to pursue additional legislative relief for the Amazon HQ2 project through an expedited process when the legislature reconvenes in January 2018.

Transportation Solutions

In California we have a proven track record of working with the private sector on innovative solutions to deliver transportation projects that expedite and improve our transportation systems. In the spring of 2016 the California State Transportation Agency Secretary, Brian Kelly, met with local government officials, Silicon Valley employers and community advocates to discuss transportation improvements to the 101 corridor. This focused workgroup has been successful in expediting environmental review and focusing state and local efforts on projects that will deliver accelerated improvements to the 101 corridor. As part of the transportation funding package, \$250 million annually will be provided for innovative congestion relief efforts like the 101 corridor. The Governor is committed to working with Amazon, local governments and other community advocates on innovative approaches to address transportation issues around an Amazon HQ2 project in California.

Workforce Housing

In California we understand that workforce housing is a critical factor to consider when making a siting decision. We have recently passed a permanent funding source, a housing bond and a package of reform measures that will increase housing supply in California, including workforce housing. Beginning in 2019, the state will direct approximately \$37 million annually for workforce housing that serves lower to moderate income households. The Governor is committed to working with Amazon, local governments and other advocates to create innovative partnerships that address workforce housing issues around an Amazon HQ2 project in California.

Environmental Stewardship



California is leading the way on reducing greenhouse gas emissions and making investments in technologies and projects that aid the transition of the state's economy. This year the state is allocating over \$1 billion in revenues from the cap and trade program to programs that reduce greenhouse gas emissions, including investments that increase the deployment of zero-emission vehicles (ZEVs) and necessary infrastructure. The state has also invested in Transformational Climate Communities that take an innovative and coordinated approach to reducing greenhouse gas emissions and provide local economic, environmental and health benefits to disadvantaged communities. For example, should Amazon choose to provide shuttle buses for its employees on and around its HQ2 campus, state net zero incentives could help with the acquisition of such buses. The Governor is committed to working with Amazon, the state legislature and other stakeholders to meet shared environmental stewardship goals, including the implementation of sustainability strategies for the community around an Amazon HQ2 project.



Local Government Incentives

The Governor has just approved the extension of the Capital Investment Incentive Program (AB 755) that authorizes regional and local governments to offer property tax abatement to a qualified business for up to 15 years for large projects like the Amazon HQ2 project.

Other Financial Incentives Available

The following tables list other financial incentives available to Amazon. As we learn more about the investments Amazon may make in California, we stand ready to work with the company to estimate the value of the incentives that could be available from the following targeted programs.

Other Available Tax Credits

Benefit Name (Program/Service)	Calculation/ Value	Limits	Requirements	Process Duration
Research Credit	15% of excess of qualified expenses, plus 24% of basic research payments	None	Form 3523	Filed with annual tax return
Film and TV Production Credit – Relocating TV Series	Up to \$25,000,000	Credits apply to the first \$10,000,000 of qualified expenditures	Application Required	30+ days
Film and TV Production Credit – Independent Films	Up to \$2,500,000	Credits apply to the first \$10,000,000 of qualified expenditures	Application Required	30+ days
Film and TV Production Credit – Feature Films, MOW and Mini, New TV Series and pilots	Up to \$20,000,000	Credits apply to the first \$10,000,000 of qualified expenditures	Application Required	30+ days
Film and TV Production Credit – Credit Uplift (out of zone)	N/A	The maximum credit a production can earn is 25%	Application Required	30+ days



Sales and Use Exemptions and Exclusions

Benefit Name (Program/Service)	Calculation/ Value	Limits	Requirements	Process Duration
Advanced Manufacturing, Advanced Transportation, Alternative Source, and Recycled Feedstock Cash Discounts Cogeneration Technology Common Carriers Consumer Cooperatives Containers Custom Computer Programs Delivery to Export Packers Interstate and Foreign Commerce Leases of Mobile Transportation Equipment Purchases in Foreign Countries Real property Research and Development Space Flight Property Storage and Use Exclusion Tax-paid purchases resold Transportation Charges Travel Accommodations Teleproduction and Post production equipment (Use) Tax Credit for Tax Paid to Other States Youth Organizations	Exemptions from the state's portion of the sales and use tax	Limits vary. The maximum limit for total R&D exemptions in a calendar year is \$200,000,000 in exemption	File certificate, where applicable	Immediate upon purchase

Property Tax Abatements

Benefit Name (Program/Service)	Calculation/ Value	Limits	Requirements	Process Duration
New Solar Energy System Exclusion	1% statewide, plus any local add-on	No limit	County assessor form where/when required	N/A

2. Incentives

Additional CA State Incentives

The State of California offers a variety of incentive programs to encourage economic / business development in California. These incentives programs include the following: a. Financing, b. Hiring and Training, c. Business Expansion or Facility Improvements, d. Startup or Small Business Support, e. Exporting Incentives, and f. Incentives by Industry Type (i.e. Manufacturing, Agriculture, Biotech, etc.). Incentive programs described below do not guarantee funding for the project, and may require Amazon to go through an application process.

i. Manufacturing Equipment + Sales/Use Tax Exemption

Type of Incentive

Sales Tax Exemption

Description

Sales tax exemption for equipment typically used by manufacturing companies. The exemption eliminates “California” portion of sales tax.

Timing

Exemption is available immediately. No state tax paid at time of purchase.

Calculation of Incentive Criteria

Incentive is calculated based on the following formula: $4\% \times \text{Cost of Eligible Equipment}$.

Potential Incentive Amount

Incentive amount varies for each project. Each project may collect a maximum of \$8M / Year. Maximum is based on \$200 million cap of eligible equipment expenses / purchases per year.

Eligibility Requirements

Originally, the exemption was limited to qualifying personal property used primarily (50%+ of the time) by a qualified person in the manufacturing, processing, refining, fabricating, or recycling processes. Tangible personal property included biotech, food processing, and general manufacturing and R&D equipment. Assembly Bill 398 extended the life of the exemption from July 1, 2022 to June 30, 2030 and expanded the definition of “qualified tangible property” to include special purpose buildings and foundations used as an integral part of the generation, production or storage, and distribution of electrical power. Power generators including electric, hydroelectric, fossil fuel, nuclear, solar, wind, geothermal, biomass, and others are now eligible for the exemption.

ii. Infrastructure State Revolving Fund (ISRF) Program

Type of Incentive

Financing

Description

This incentive program is funded through the California Infrastructure and Economic Development Bank (“Ibank”), which provides low-cost financing options to eligible borrowers for infrastructure projects.

Timing

Applications are accepted on a continuous basis.

Calculation of Incentive Criteria

Interest rate is established when the financing is approved.

Potential Incentive Amount

Incentive / “low cost financing” amount varies per project. Projects may be eligible for a \$50,000 to \$25,000,000 loan.

Eligibility Requirements

Eligible projects include city streets, county highways, drainage, water supply and flood control improvements, educational facilities (including libraries and childcare), environmental mitigation measures, parks and recreational facilities, power and communications, sewer collection and treatment, solid waste collection and disposal, and a variety of economic expansion projects. Applicant must provide evidence of project readiness including site control, permits, source(s) of repayment, and prevailing wage. Sources of financing repayment may include water, sewer, and other enterprise revenues, General Fund revenues, property assessments, Mello-Roos, and Special Taxes. Eligible borrowers include any subdivision of a local or state government, including departments, agencies, commissions, cities, and counties. A company, corporation, partnership, or firm may be eligible if such Borrower is organized as a public benefit not for profit entity and applies in conjunction with a Sponsor.

iii. Utility Incentives

In an effort to demonstrate Southern California Edison’s (SCE) commitment to economic growth in this region, SCE has filed an application (A.17-06-030) with the California Public Utilities Commission (CPUC) requesting approval to a new Economic Development Rate (EDR) Program. If approved by the CPUC, the program could

provide a **15% discount on Amazon's electricity costs for their proposed Southern California Headquarters facility for a period of 5 years.**

In addition to the EDR Program, SCE also supports building developers, building owners and architectural and engineering design firms through the Savings By Design program by providing financial incentives and design assistance for the design, construction, and operation of high-performance commercial buildings. **SCE has worked with Amazon previously to beneficially utilize this program in the design and construction for several Southern California Fulfillment Centers, and certainly do so again for the HQ2 Project.**

iv. Local Incentives

Subject to City Council approval and the appropriate findings, the City has the ability to provide:

- Fee Deferrals
- Expedited Permit Process
- Site Acquisition Assistance
- Property Tax Rebates
- Sales Tax Rebate (if sales taxes are generated from this location)
- Business License and Permitting Assistance
- Infrastructure Financing and Fee Waiver Agreement

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3. Labor

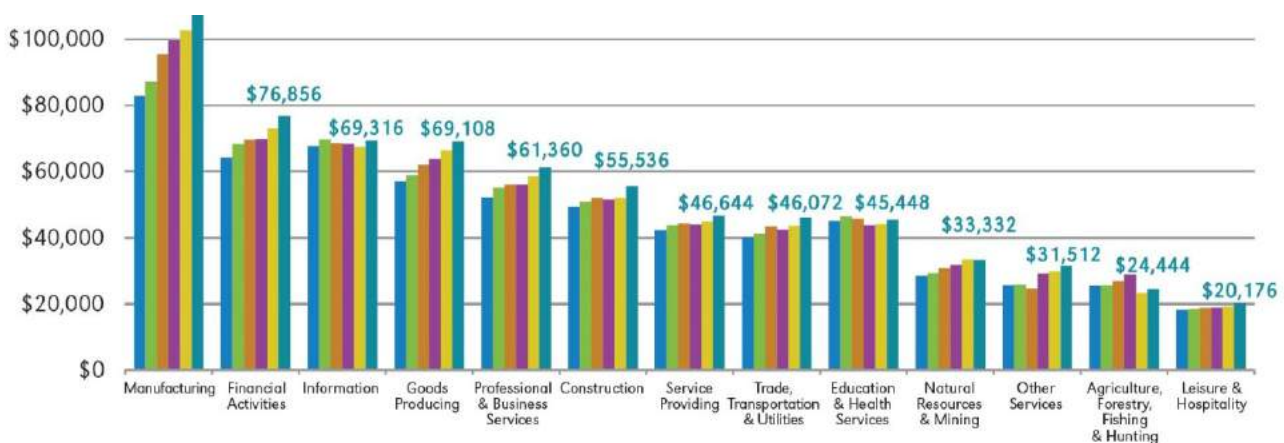
3. Labor

Characterized by business and economic diversity, the region has a broad economic base with multiple industry sectors that include the in-demand sectors of healthcare, biotechnology, manufacturing, hospitality, agriculture, and wholesale trade. Ventura County is home to Naval Base Ventura County and to the Port of Hueneme, a deep-water facility that provides port entry and foreign trade zone status, which are less than ten miles from the subject opportunity Site.

There are 438,200 people in the Civilian Labor Force of Ventura County with a projected growth rate of 7.7 percent for the Ventura County area by the year 2020. The manufacturing sector generates more than 31,000 jobs in the county, nearly 14 percent of the private sector labor force, versus 11 percent of the labor force in the rest of the state and the nation. This higher density of manufacturing puts the region in the top 10 percent of the largest 100 urban areas in the nation. In addition, Ventura County ranks fifth in the nation for high paying jobs in the manufacturing sector, with an average annual wage of \$87,500.

The top five industries with the highest average total projected job openings from 2012-2022 for Ventura County are in Hospitality and Tourism at 18,462; Retail at 17,402; Health Care services at 12,404; Agriculture, Food, and Beverage Processing at 12,199; and Business Services at 8,175. Overall total projected job openings for all industry clusters is 126,080 for Ventura County: 58,340 new jobs and 67,740 replacement jobs for all Ventura County industry clusters. Sectors paying above the living wage of \$34,109 for a single adult in Ventura County are Finance and Insurance; Professional, Scientific and Technical Services; Health Care and Social Assistance (including private, state, and local government); Education Services (including private, state, and local government schools); and Manufacturing.

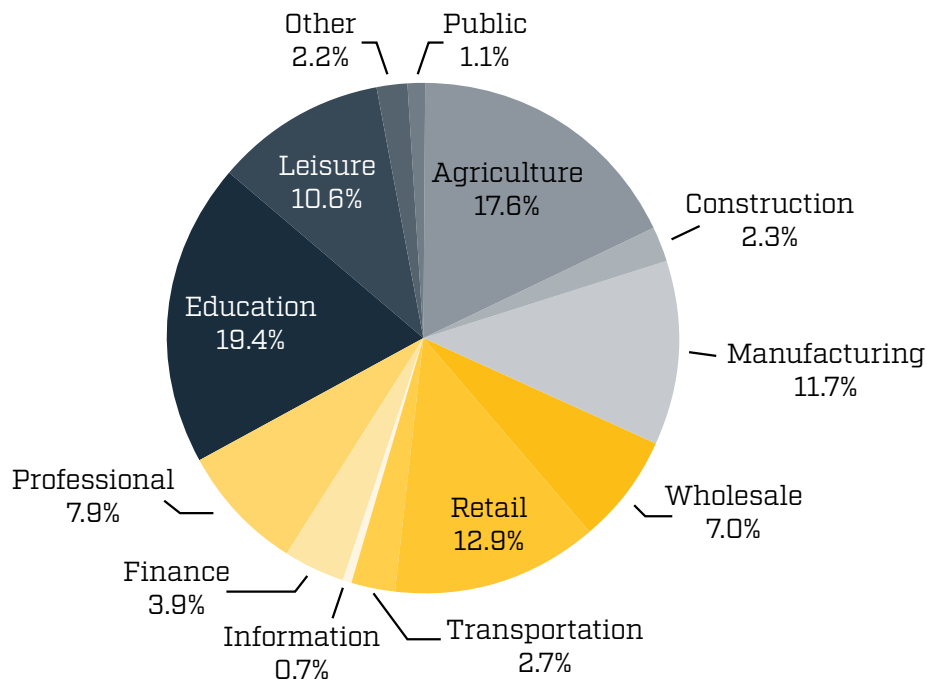
The Professional, Scientific and Technical Services sector boasted 16,400 total employment in July 2017, according to the State of California Employment Development Department.



Key factors that bolster talent recruitment in the region:

- The Oxnard-Thousand Oaks-Ventura metropolitan statistical area (MSA) ranks third among the ten most populous metro areas in California in terms of well-being and access to opportunity, as measured by the American Human Development Index. Its score of 5.62 out of a possible 10 surpasses California's overall well-being score of 5.39.
- Multiple industry sectors contribute to the overall strength and stability of the Ventura County regional economy: Education and Healthcare, Professional and Scientific, Retail Trade, Manufacturing, Hospitality, Construction, Public Administration, Agriculture and Forestry, Wholesale Trade, and Transportation and Utilities.
- According to the Ventura County Regional Strategic Workforce Development Plan 2013-2017, the Manufacturing, Healthcare, and Clean/Green sectors have been identified as priorities for workforce development because of (1) ongoing business demand for skilled local talent to keep pace with technology and innovation; (2) potential for job growth or replacement or retiring workers; (3) opportunities for living-wage jobs with career paths; and (4) networking benefits to industry clusters and other sectors in the region. For the regional workforce and economic strategy, Clean/Green is considered a "multi-sector" cluster that includes occupations in the Construction, Agriculture and Forestry, Transportation and Utilities, Manufacturing, and Professional and Scientific sectors.
- The Oxnard-Thousand Oaks-Ventura MSA, with a population of approximately 836,000, comprises only Ventura County and contains four principal cities: Oxnard, Camarillo, Thousand Oaks, and Ventura.
- The City of Oxnard is well represented in the executive/management, engineering and software development, legal, accounting, and administrative sectors.
- Located within approximately 30 miles of Los Angeles County (population 10.17 million) and Santa Barbara County (population 444,769)

Jobs by Sector: 2015



- 2015, the Education sector was the largest job sector, accounting for 19.4 percent of total jobs in the city.

- Other large sectors included Agriculture (17.6 percent), Retail (12.9 percent), and Manufacturing (11.7 percent).

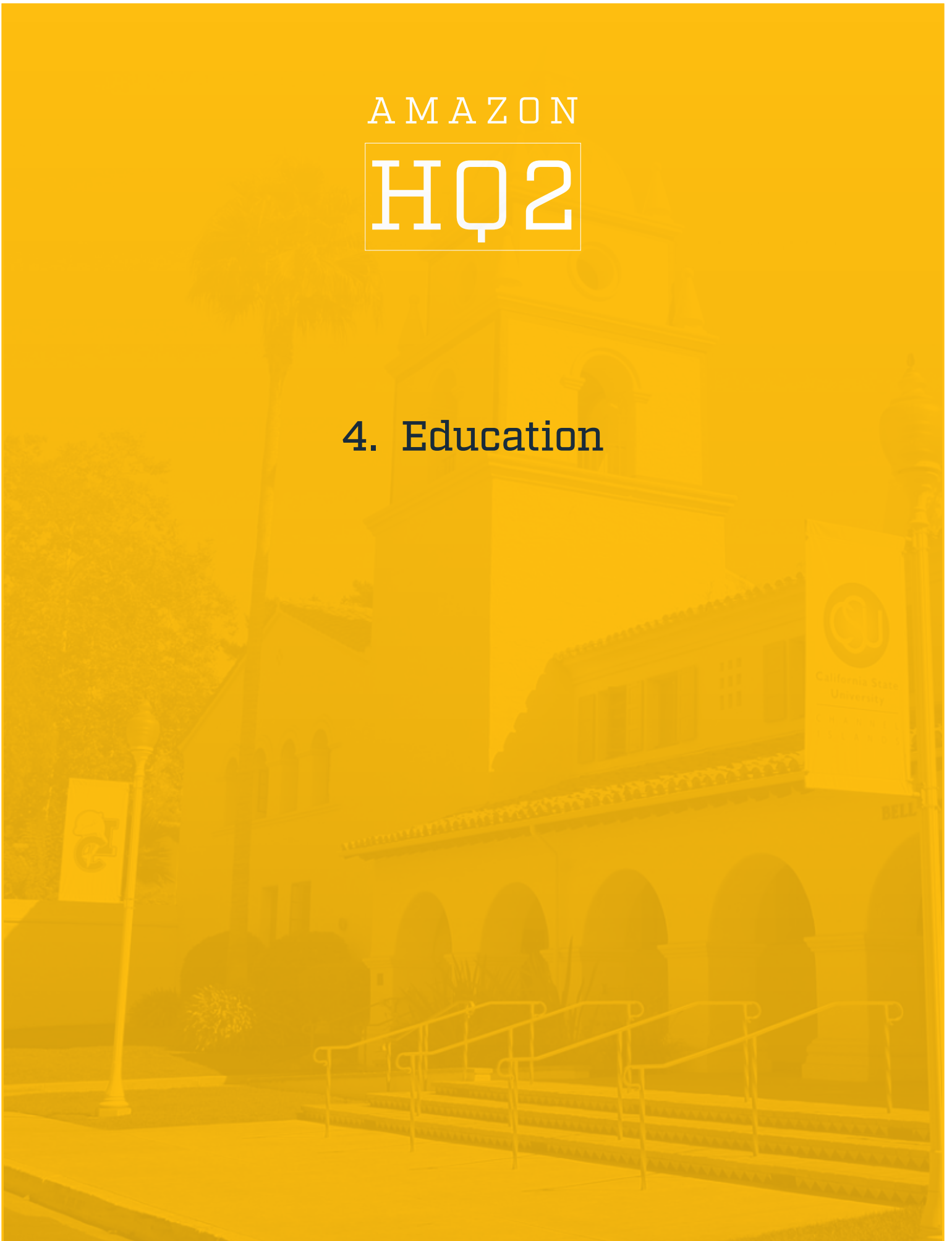
Sources: California Employment Development Department, 2016; InfoGroup; and SCAG.

The “Professional” sector listed in the above chart denotes activities that specialize in professional/scientific/technical services, management of companies and enterprises, and administrative and support services. Establishment types may include law offices, accounting services, architectural/engineering firms, specialized design services, computer systems design and related services, management consulting firms, scientific research and development services, advertising firms, office administrative services, and facilities support services.

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4. Education



4. Education

The universities located in and around Oxnard are California Lutheran University (CLU) in Thousand Oaks; California State University Channel Islands (CSUCI), University of California Santa Barbara (UCSB), Pepperdine University located in Malibu in nearby Los Angeles County, and California State University Northridge (CSUN) located in Los Angeles County. The community colleges are the three campuses of the Ventura County Community College District: Moorpark College, Ventura College, and Oxnard College. Correspondingly, the City of Oxnard and Ventura County have an educated workforce readily available.

Community Colleges

The Ventura County Community College District is a public community college district serving residents in Ventura County. The District's three colleges: Moorpark, Oxnard, and Ventura offer programs for transfer to four-year colleges and universities, occupational and vocational training, basic skills instruction, as well as economic development and continuing education for cultural growth, life enrichment, and skills improvement. Each of the colleges provides a wide range of general programs and services to students, as well as focusing on its own unique and specialty areas. As of fall 2015, the District served 31,903 students.

The Ventura County Community College District partners with local high schools to coordinate the transition to higher education and works closely with business and industry on workplace training programs. The District offers programs with multiple career pathways in several industry sectors, including energy and utilities, engineering technology, finance and business health sciences and medical technologies, hospitality and tourism, and information technology. With a variety of programs and courses available at Oxnard College, Moorpark College, and Ventura College, students have opportunities that can lead to an associate degree, a Certificate in a high-demand career, or transfer to a four-year college or university.

Oxnard Community College is a public, comprehensive two-year community college. It had a fall 2015 enrollment of 7,014 full and part time students.

During the 2013-2016 academic years:

- Oxnard College awarded 19 associate degrees or certificates in Computer Networking, 16 associate degrees in Mathematics, and 21 associate degrees in Economics.
- Ventura College awarded 27 associate degrees in Engineering and 28 associate degrees in Mathematics.
- Moorpark College awarded 19 degrees or certificates in Computer Network Systems Engineering, 46 associate degrees in Mathematics, and 6 associate degrees in Economics.

Four-Year Colleges

Attendance at four-year colleges in Ventura County has been rising in recent years, while attendance at community colleges has remained stable. The increase in four-year students has been driven mostly by growth at California State University Channel Islands, which opened in 2002 and has been expanding ever since. Enrollment at CSUCI for the 2016/17 school year reached 6,332, up 7.7 percent from the year before and more than doubles the enrollment 10 years ago. California Lutheran University has also been growing. In 2016/17, CLU had 2,892 students, 2.9 percent more than the previous year. Over 10 years, CLU's enrollment grew by 36.2 percent.

- **CSUCI** offers multiple degree programs including Computer Science and Information Technology, Mathematics, and Economics. During the 2013-2016 academic years, CSUCI conferred 111 Computer Science and Information Technology bachelor degrees, 65 Mathematics bachelor degrees, and 54 Economics bachelor's degrees. Furthermore, CSUCI offers a Master of Science in Mathematics and a Master of Science in Computer Science. During the 2015-2016 academic year, CSUCI conferred 11 Master of Science degrees in Mathematics, and 2 Master of Science Degrees in Computer Science.

Academic Years	Computer Science	Mathematics	Economics
2013-2014	37	17	14
2014-2015	36	19	25
2015-2016	38	29	15
Total	111	65	54

Source: Bachelor's Degrees, California State University, Channel Islands

- **CLU** offers degree programs in Computer Information Systems/Computer Science, Mathematics, and Economics. There are also master's programs in Information Technology and Quantitative Economics along with Certificate programs in IT Management, Data Analytics, and Global Supply Chain Management. During the 2013-2016 academic years, CLU conferred 95 Computer Science bachelor degrees, 31 Mathematics bachelor degrees, and 17 Economics bachelor degrees.

Academic Years	Computer Science	Mathematics	Economics
2013-2014	29	9	3
2014-2015	30	5	3
2015-2016	36	17	11
Total	95	31	17

Source: Bachelor's Degrees, California Lutheran University

- **UCSB** offers degree programs in Mathematics, Computer Science, Computer Engineering, Economics and Accounting, and Mathematics. During the 2013-2016 academic year, UCSB conferred 276 Mathematics bachelor's degrees, 395 Computer Science bachelor's degrees, and 1328 Economics bachelor's degrees. UCSB also offers a master's degree program in Computer and Mechanical Engineering. During the 2015-2016 academic year, UCSB conferred 68 Master of Science degrees in this academic discipline.

Academic Years	Computer Science	Mathematics	Economics
2013-2014	113	83	403
2014-2015	148	94	440
2015-2016	134	99	485
Total	395	276	1328

Source: Bachelor's Degrees, University of California, Santa Barbara

- **Pepperdine University**, located 33 miles away in Los Angeles County on the Malibu coast, offers degree programs in Computer Science, Economics, and Mathematics. During the 2013-2016 academic years, Pepperdine conferred 18 Computer Science bachelor's degrees, 23 Mathematics bachelor's degrees, and 155 Economics bachelor's degrees.

Academic Years	Computer Science	Mathematics	Economics
2013-2014	5	11	54
2014-2015	7	6	50
2015-2016	6	6	51
Total	18	23	155

Source: Bachelor's Degrees, Pepperdine University

- **Cal State Northridge**, located approximately 50 miles away in nearby Los Angeles County, conferred 245 bachelor's degrees in Computer Science, 25 bachelor's degrees in Mathematics, and 242 bachelor's degrees in Economics during the 2013-2016 academic years.

Academic Years	Computer Science	Mathematics	Economics
2013-2014	73	8	76
2014-2015	81	8	73
2015-2016	91	9	93
Total	245	25	242

Source: Bachelor's Degrees, California State University, Northridge

K-12 Specialized Education

The Ventura County STEM Network is a leadership hub for regional companies, universities, government agencies, parks, schools, museums, and a host of other local organizations working together to improve educational outcomes in STEM (science, technology, engineering, and math) for all students throughout Ventura County. The Ventura County STEM Network was launched under the Ventura County P-20 Council, a group of like-minded partners from education, business, parent organizations and other community agencies interested in making Ventura County's educational system the best it can be.

In addition to the region's community colleges and universities, Oxnard and Ventura County have multiple K-12 specialized programs geared toward science, technology, engineering, and mathematics.

- K-12 Specialized School Enrollment (students enrolled in each specialization)
 - Architecture Construction and Engineering (ACE) High School (9-12) 260
 - De Anza Middle School Academy of Technology and Arts (6-8) 472
 - Environmental Academy of Research Technology and Earth Sciences (EARTHSS) School (K-5) 535
 - Foothill Technology High School (9-12) 919
 - Math Magnet School at Mound Elementary (K-5) 579
 - Meadow Arts and Technology Elementary School (MATES) (K-5) 307
 - Santa Rosa Technology High School (9-12) 346
 - University Preparation Charter School at California State University, Channel Islands (K-5) 450
 - Ventura Technology Academy at Saticoy Elementary (K-5) 380

Response to Request for Proposal: AMAZON HQ2

The caliber of Oxnard's schools compares favorably with that of suburban areas throughout the United States. The City of Oxnard is served by four elementary school districts and one high school district, offering students excellent classrooms, teachers, and support teams.

The Oxnard Union High School District (OUHSD) provides secondary education to a diverse population of over 16,700 students spread over eight elementary districts in the cities of Port Hueneme, Camarillo, and Oxnard.

With seven comprehensive high schools, two alternative schools and an adult school, the OUHSD offers 22 Linked Learning Academies and 19 career technical education programs to assist its students in finding a viable career path in these communities. These programs impart 21st century learning skills and involve the local business community in providing both real world learning experiences and shaping the direction of the curriculum to meet the changing demands on the work force.

OUHSD collaborates with the Oxnard Chamber of Commerce through its Workforce Education Readiness Committee. This committee supports building strong partnerships between business and education at all levels to identify future workforce needs. Its focus is on support for the district's Linked Learning Academies, career technical programs and the Young Entrepreneurship Academy. These programs span the gamut of the 15 Department of Education identified industry sectors including such fields as health, business and finance, manufacturing, and engineering.



Cal Lutheran University



Oxnard Community College



California State University, Channel Islands

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5. Transportation & Logistics



5. Transportation & Logistics

Oxnard Transit Center

The Oxnard Transit Center provides residents with a two-story, 13,000 square foot brick motiffed building. This regional multi-modal transportation facility offers connections between Los Angeles, local and commuter bus service, Metrolink commuter rail service, Amtrak, Greyhound bus service, VISTA, Gold Coast Transit, and Harbor Beaches Dial-A-Ride.

The Oxnard Transit Center showcases an indoor passenger waiting area complete with concessions, public telephones, comfortable seating, restrooms, and security service. Metrolink passengers may also utilize partially enclosed outdoor waiting accommodations on the rail platform. Bus patrons will find eight centrally located bus stops providing convenient connections between regional service providers and local bus routes.

The total facility area is slightly over five acres, and includes parking lots, park and ride lots, bus and rail loading facilities, and landscaped areas.

Transit Service

- Gold Coast Transit District – Operates local bus service in the cities of Ojai, Oxnard, Port Hueneme, and Ventura.
- Amtrak
- Greyhound
- Metrolink
- VISTA
- Amadeus Shuttle
- Airporter Shuttle

Oxnard is accessible to major markets, with its transportation infrastructure constantly improving to meet the needs of a growing community. Transportation in and around Oxnard is easy due to its central location near several major California highways, providing direct access to U.S. Route 101 and State Route 1, the Pacific Coast Highway.

Oxnard is approximately 75 minutes northwest of Los Angeles International Airport (LAX) and 50 minutes west of Burbank Airport (BUR).

Oxnard Airport

The Oxnard Airport is located on the coastal edge of the 200-square mile Oxnard Plain, a mile and a half from the coastline on the southwest corporate limits of the City of Oxnard. The airport is classified as a non-hub commercial service airport.

The airport is home for one full service fixed base operator providing services such as aircraft charters, aircraft maintenance, and pilot supplies. The airport also hosts several car rental agencies, and shuttle van service to Los Angeles International Airport.

The Oxnard Airport is conveniently located a mile and a half west of Oxnard's business district and within a three-minute drive from the beach. There are several historic attractions within a twenty-minute drive from the airport, including the Henry T. Oxnard Historical District, Oxnard's Heritage Square, Channel Islands National Park, the San Buenaventura Mission, Olivas Adobe, and the Ventura Pier. There are three shopping malls also located within a twenty-minute drive from the airport, along with three golf courses.

The Department of Airports is currently working on a series of projects aimed at maintaining existing facilities and services. Through these projects, the Oxnard Airport will continue to be a valuable asset to the County of Ventura and the surrounding community.

Camarillo Airport

The Camarillo Airport is located about 6 miles from the City of Oxnard. Officially opened as a General Aviation airport in 1976, the Camarillo Airport occupies approximately 650 acres of land. The airport is owned and operated by the County of Ventura in partnership with the City of Camarillo through a Joint Powers Authority (JPA).

Today the Camarillo Airport is the home of over six hundred general aviation aircraft and there are between 150,000 and 200,000 take offs and landings per year. The airport community includes several aviation businesses providing flight instruction (fixed wing and helicopter), aircraft maintenance, and aircraft charter and storage. The airport is home to the Experimental Aircraft Association (EAA), the Commemorative Air Force (CAF), the Ventura County 99's, and an Ultralight Airpark. There is also an Airport Business Park that includes several County agencies, a variety of businesses, and several education institutions.

The Federal Aviation Administration recently categorized the Camarillo Airport as a National Asset.

Los Angeles International Airport

Located approximately 60 miles from the City of Oxnard, Los Angeles International Airport (LAX) is the fourth busiest passenger airport in the world, second in the United States, and was named Skytrax' 2017 Top 10 Most Improved Airports. LAX served more than 80.9 million passengers in 2016 an increase of almost 8 percent from 2015. As of March 2017, LAX offers 692 daily nonstop flights to 91 U.S. cities and 1,220 weekly nonstop flights to 78 international destinations in 41 countries on 66 commercial air carriers.

The City of Oxnard provides direct transport to LAX via bus, shuttle service, and Metrolink rail from the Oxnard Transportation Center.

Burbank Airport

Located in the San Fernando Valley approximately 55 miles from the City of Oxnard, the Burbank Airport is a medium-hub primary commercial service facility providing annual transportation for 3.8 million passengers to dozens of domestic locales.

The City of Oxnard provides direct transport to Burbank Airport via bus, shuttle service, and Metrolink rail from the Oxnard Transportation Center.

Port of Hueneme

The Port of Hueneme is a deep water "break-bulk" facility, providing Ventura County with a port of entry and foreign trade zone status. The Port of Hueneme is a vital niche market port for autos, fresh produce, general cargo, bulk liquids, and fish.

The Port's prime global geographic location provides shorter sailing times and quicker access to berths.

The only commercial deep-water port between Los Angeles and San Francisco, the Port of Hueneme is adjacent to major populated urban areas, automotive epicenters, and California's agriculture heartland. The Port is just 60 miles north of Los Angeles and offers a highly efficient and uncontested alternative to other west coast ports.

The Port connects to the Union Pacific Railroad, providing an important intermodal link to North America, Canada and Mexico. Convenient near-dock rail is provided by Ventura County Railway, a Class III short-line railroad with a 12-mile loop track operated by Genesee & Wyoming Railroad.

The Port's ideal location provides uncongested access to the industrial and commercial centers of Ventura and Los Angeles Counties. The Port Intermodal Corridor (PIC) is an uncongested strategic access route that connects the Port's main entrance with Highway 101, Interstate 5, and beyond.

Bicycle Facilities

Transportation and access to the Sakioka Farms proposed site has both pedestrian, bike, bus, and freeway access readily available. Bicycle access around Oxnard is provided by the City's robust network of bike lanes. Oxnard has over 69 miles of bike lanes, which serves to connect the community and city. See Exhibit 3.0.

Traffic

According to Inrix data, Oxnard ranks 74 out of 246 cities in the United States and 99 out of 310 cities in North America for traffic congestion. During 2016, only 7% of drivers in Oxnard were stuck in congestion during "peak" (i.e. commuting) hours versus 23% for Los Angeles, 21% for San Francisco, and 16% for New York City. Peak hours are defined as 6-9 am and 4-7 pm, Monday through Friday.



Oxnard Airport



Port of Hueneme



Oxnard Transportation Center

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6. Recreation & Housing



6. Recreation & Housing

Oxnard enjoys an ideal Mediterranean climate all year long. The daily temperature remains in a comfortable range, with cool summers and warm winters. Average rainfall is 15.64 inches per year, with the majority falling January through March. Unlike many other areas in Southern California, the city has outstanding air quality due to its coastal location and other factors.

- As the gateway to the Channel Islands National Park, Oxnard has a variety of outdoor recreation and attraction venues available year-round, more than seven miles of public beaches, a thriving arts community and many events, festivals, and other activities that contribute to Oxnard's desirable quality of life and community spirit. The city provides a high level of services to residents, businesses, and visitors. This makes Oxnard a great place to work and play.
- Complimentary to Oxnard's direct access to Channel Islands National Park, Oxnard also serves as a gateway community to other stunningly beautiful public lands – including, but not limited to, Santa Monica National Recreation Area, the Los Padres National Forest, and the Channel Islands Marine Sanctuary. From surfing, sea kayaking, and paddle boarding to backpacking, hiking, and biking - outdoor recreational opportunities are endless.
- Channel Islands Harbor offers a multitude of outdoor water sport adventures from kayaking, paddle boarding, jet skiing, boat excursions, sport fishing, and whale watching along the Channel Islands National Park & Marine Sanctuary, known as “America's Galapagos.”
- Housing availability and affordability is one of Oxnard's greatest assets. Its wide variety of housing types appeals to all age groups and those seeking choices for different types of lifestyles. The city has charming historic neighborhoods, mixed-use housing, waterfront housing, and attractive residential located along tree lined streets, parks, trails, and beaches.
- The nearest developed areas within Oxnard are: 1) RiverPark 2) Northeast Community, just west of proposed Sakioka site, and 3) Wagon Wheel. See Exhibit 5.0:
 - RiverPark is a 702-acre master planned, mixed-use community located in Oxnard, which is intended to foster social cohesion, minimize energy use, and encourage pedestrian activity. RiverPark is located at the northeast portion of the intersection of the Ventura Freeway and the Santa Clara River in southern Ventura County. The core of the community, its residential neighborhoods, can incorporate up to 3,043 single family and multi-family units in a wide variety of detached and attached product types.
- The Northeast Community provides an environment that encourages neighborhood interaction and strengthens neighborhood cohesiveness while providing a balanced mix of residential, commercial, and institutional uses in a compatible manner and arrangement. The Northeast Community is located just west of the Sakioka site in Oxnard, and has approximately 3,411 residential units

- Wagon Wheel is a 63-acre development that utilizes European architectural styles and architectural styles found throughout Oxnard and greater Ventura County comprising approximately 1,500 residential units.

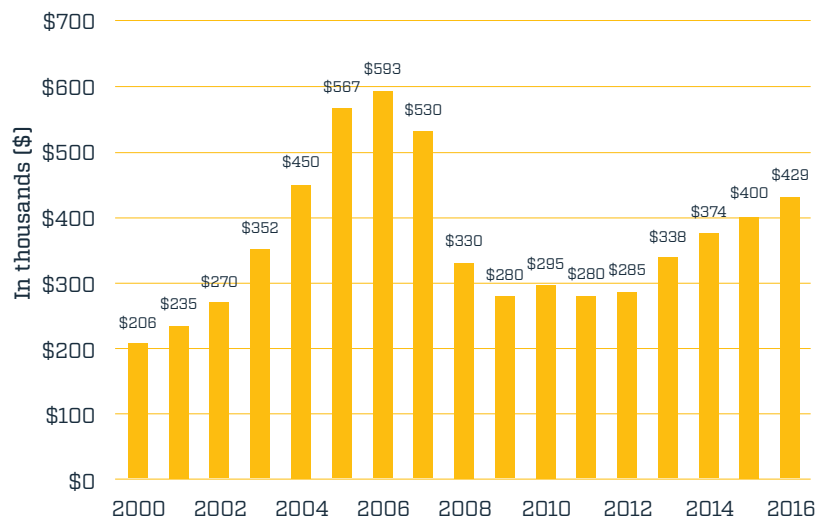
City of Oxnard Housing Type by Units: 2016

Housing Type	Number of Units	Percent of Total Units
Single Family Detached	30,354	55.5
Single Family Attached	5,771	10.5
Multi-family: 2 to 4 units	3,833	7
Multi-family: 5 units plus	12,162	22.2
Mobile Home	2,615	4.8
Total	54,735	100

Source: California Department of Finance, E-5, 2016

The median home sales price for existing homes in Oxnard has been on an upward swing for the past 6 years. Between 2000 and 2016, the median home sales price of existing homes in the City increased 108 percent from \$206,500 to \$429,000. Median home sales price increased by 45.4 percent between 2010 and 2016, which is illustrated in the chart below:

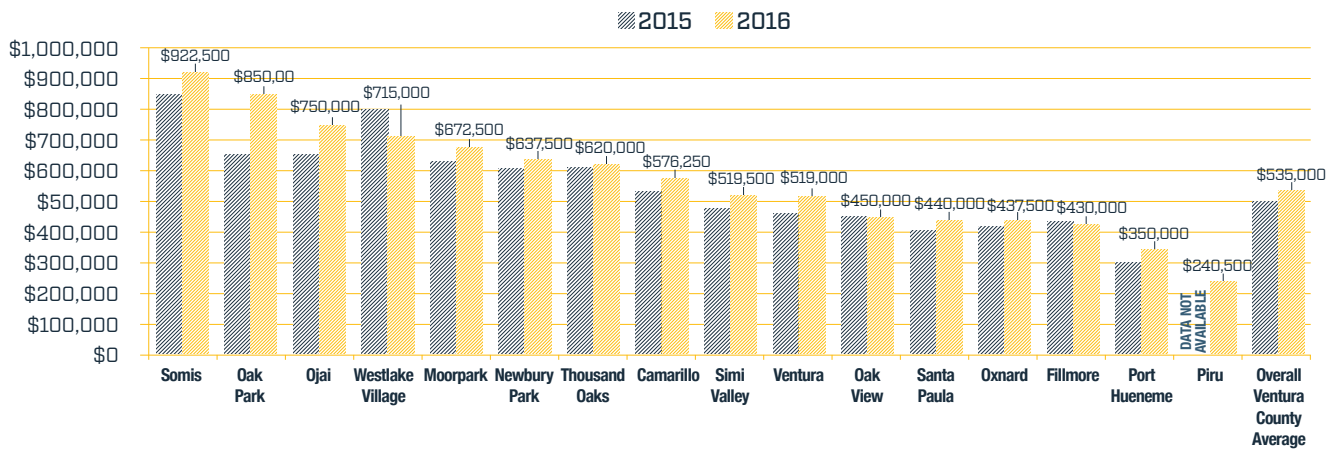
Median Home Sales Price for Existing Homes: 2000-2016 (in \$thousands)



Source: CoreLogic/DataQuick, 2016

The median price of homes sold in Ventura County has risen for five straight years, to \$535,000 in 2016. That was a 7 percent increase over 2015. During the housing bubble of the early 2000s, the median price rose 30.1 percent in 2004 and peaked at \$604,000 in 2005. While prices in Ventura County are still below their previous peak, the dynamics that are causing the current increases are not due to manipulations in lending and banking, which were a significant factor in previous run-ups. Ventura County is a highly desirable place to live.

Ventura County Median Home Price by City (October, 2015-2016)



Crime

In Ventura County, police and fire services are among the top funding priorities of every city council, as well as county government. As a result, the City of Oxnard and Ventura County consistently boasts some of the safest cities in California and the nation.

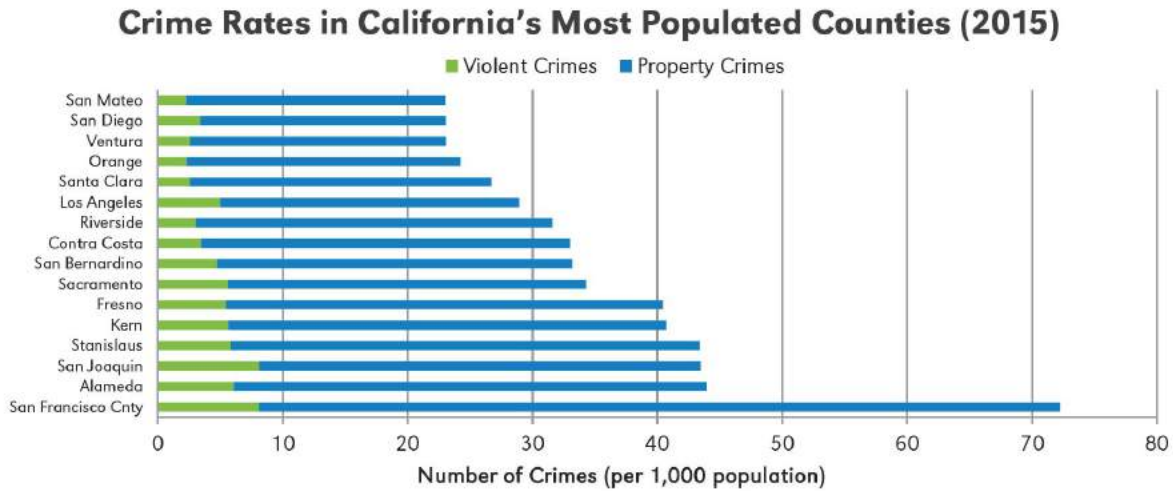
Founded and incorporated in 1903, the Oxnard Police Department has a 114-year history of providing services to the largest municipality in the County of Ventura. The Police Department serves over 200,000 residents within an area of 26 square miles, nearly twice the size of Ventura and more than twice the size of Santa Barbara. As of 2017, the Oxnard Police Department has authorized 249 sworn police officer positions.

In April 2015, the Oxnard Police Department launched a new and innovative community outreach program called “Oxnard Neighbors United Project,” or ON UP. The central focus of this program is to further engage, inform, educate, and empower residents as partners in public safety. This program built on the success of our 2014 Operation Safer and Stronger Initiative. This program expands our efforts to reduce property crimes by educating residents on crime prevention and other important public safety information and trainings.

Public engagement with the community and neighborhoods is continuing to grow through our social media platforms such as Nextdoor.com, Facebook, Twitter, and YouTube. The focus has been on organizing and facilitating neighborhood communication through virtual neighborhoods, community meetings, and community events.

In the City Oxnard there has been a decline of nearly 15% in reported crimes (through the first 9 months of 2017). This is in addition to a 7% decrease reported for 2016.

Ventura County was the third safest large county in California in 2015 and just a bit below the two safest, San Diego and San Mateo counties. Ventura County reported the fourth lowest violent crime rate and the second lowest property crime rate.



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7. Why Oxnard?



7. Why Oxnard?

Oxnard is a city rich in history and diverse cultural attractions. It is named for the brothers who founded the sugar beet factory here more than 100 years ago. Oxnard is a place where impressive architecture blends with multicultural influences and where winemakers set up tasting rooms in surprising venues. And you can explore Oxnard's blend of worldly cuisine, and experience our local farm-to-table flavors. We are a community that celebrates with fabulous festivals and events year-round, at the "Annual California Strawberry Festival" and "Oxnard Salsa Festival".

Oxnard and Ventura County's economy has grown every year since the national recession ended in 2009. In 2015, the county produced \$48.22 billion in goods and services, for an annual growth rate of 1.4 percent. In 2016 it was projected to produce \$49.71 billion, for a growth rate of 1.8 percent, and in 2017, the gross county product is projected at \$51.37 billion, or a 1.7 percent annual growth rate. According to the United States Census Bureau, the City of Oxnard's 2012 total retail sales totaled more than \$2.3 billion dollars.

Ventura County's natural environment is almost certainly its greatest resource. Its people are, of course, immensely valuable, but the biggest reason they want to live here is the natural beauty. **In fact, in 2015 the Washington Post ranked Ventura County the single most desirable place to live in the lower 48 states,** based on a U.S. Department of Agriculture database that measures "natural amenities," primarily climate and scenery. "Quality of life," that ineffable thing that draws so many people here, is largely a reflection of the region's natural beauty and bounty.

In the big, decades-spanning picture, our air and ocean water are far cleaner than they once were, and our residents use less water and electricity on a per capita basis.

Oxnard's Sustainability Policies and Practices

Oxnard's General Plan, Climate Action and Adaptation Plan, and Energy Action Plan

The City of Oxnard has been invested in sustainability initiatives for many years. The City's 2030 General Plan, adopted in 2011, includes several goals and policies that address critical issues related to long term sustainability initiatives in the city. These initiatives involve climate change, renewable and alternative energy production and conservation, environmental justice, green building codes, and community partnerships related to sustainability. Chapter Two of the General Plan, entitled Sustainable Community, deals specifically with the City's sustainable community vision, existing conditions, and goals and policies leading the City to increased sustainability.

In 2013, the City of Oxnard adopted an Energy Action Plan, a component of the Oxnard Climate Action and Adaptation Plan. The purpose of the Energy Action Plan is to establish an overall net energy consumption reduction target, and achieve the overall target over time. With adoption of this plan, the City of Oxnard committed to reducing energy consumption and increasing renewable energy production within City Government and the community (residential, commercial, agricultural, and industrial) relative to planned growth by 2030.

Working with Southern California Edison (SCE), the City of Oxnard has obtained the SCE Energy Leadership Program Platinum Level.

Supporting Green Businesses Working Towards Increased Sustainability

Being a full-service city, the City offers support to local businesses, including Amazon, to help them realize increased sustainability measures, including supporting the following:

- Organics and food waste recycling, and solid waste recycling through the City's Public Works Department and Environmental Resources Division's community services
- The City has recently initiated a Green Business Certification Program, in collaboration with the Ventura County Regional Energy Alliance and the California Green Business Network. This program offers additional support to local businesses in the following areas:
 - Water conservation support
 - Storm water and pollution prevention
 - Energy saving
 - Solid waste reduction

Alternative Transportation and Recreation

The City has taken an active approach to improving alternative transportation opportunities, and is currently working to update their latest bicycle master plan that was adopted in 2012. The plan will integrate planning for the latest developments in innovative best practices for an increasingly safe and connected bicycle-friendly city network. Having a flat topography and a moderate climate promotes bicycle commuting as a viable option. The City is also currently working to create a Parks and Recreation Master Plan that has clear links to sustainability policies, involves broad community engagement, and which emphasizes both passive and active recreation priorities.

The City is currently working to increase the urban forest in Oxnard, by working with residents and young people to collaboratively plant and maintain the urban and community forest. The City is also working to implement "Green Alleys" in several neighborhoods of the city, having completed the Oxnard Green Alleys Plan in 2015.

Water Supply and Innovation

The City of Oxnard has been very forward thinking in planning for long-term and sustainable water sources. The City completed work on its state-of-the-art Brackish Groundwater Desalter in 2008, which is a 7.5 million gallon per day reverse-osmosis treatment facility located at the City's Water Campus. The Brackish Groundwater

Desalter is designed to remove minerals and soften water from local impaired groundwater at a fraction of the cost of imported State Water Project water. The Brackish Groundwater Desalter was awarded the United States Green Building Council's distinguished Leadership in Energy and Environmental Design's (LEED) "Gold" award.

The City's state-of-the-art Advanced Water Purification Facility (AWPF), completed in 2012, is designed to provide direct potable reuse of wastewater. The AWPF is a highly innovative wastewater purification project that will provide a reliable, sustainable source of local water for many years to come. The three-step, highly innovative process at the AWPF creates ultra-pure water that can be used to meet any future water supply need in Oxnard. The resulting high-quality recycled water is distributed through a separate pipeline system specifically built for this purpose.

The City of Oxnard has the responsibility to provide a safe, secure environment to live and work in today and in the future. A reliable water supply is part of that responsibility. With great foresight, more than a decade ago the city began plans for securing additional local water supplies to prevent shortages in the future. Potable-grade recycled water is one way to increase our local sources and provide a sustainable water supply for the Oxnard Plain.

The AWPF building itself was also awarded the United States Green Building Council's distinguished LEED "Gold" award.

A Culture of Innovation

The City is committed to continuous innovation, and has partnered with the U.S. Bureau of Reclamation to conduct ongoing research at the AWPF. The research is designed to assess the use of wetlands for treatment of the brine that is an output of the wastewater treatment process. The City is also currently in the process of drafting an MOU with the U.S. Navy, to conduct additional research at the AWPF regarding alternative treatment technologies. The City's Public Works Department works with the Oxnard City Corps program, a youth development and community service program of the City, to help support the research efforts at the AWPF.

Key Statistics

Ventura County

Population

2015: 840,833

2013: 829,017

2005: 782,759

2000: 753,197

Number of Veterans: 44,586

Persons per household: 3.08

Land Area (2010): 1,843 sq. miles

Persons per square mile: 456.2

Income

**Percent of residents
below the pverty level:** 11.1%

Per Capita Income: \$33,435

Median Household Income: \$77,348

Median Family Income: \$79,587

Median Age

2015: 37.1

2013: 36.6

2005: 35.4

2000: 34.2

Educational Achievement, Age 25+

High school diploma or higher: 83.1%

Bachelor's degree or higher: 31.7%

All information listed is for
2015, unless otherwise noted.

A M A Z O N

HQ2

8. Exhibits



AMS Craig LLC
1451 N. Rice Avenue Suite E
Oxnard, CA 93030
805-278-1703

October 3, 2017

Amazon
Office of Economic Development
c/o Site Manager Golden
2121 7th Avenue
Seattle, WA 98121

Dear Site Manager Golden:

We represent the owners of Sakioka Farms, AMS Craig LLC, whose property consists of 430 prime acres of property located directly adjacent to the 101 Freeway and the Rice Avenue interchange in the City of Oxnard, California.


Sakioka Farms and AMS Craig LLC owners fully support the inclusion of their property in the City of Oxnard's proposal as the site of the second headquarters for Amazon. The Sakioka Farms Business Park owners are committed to working together with the City of Oxnard in the submittal of the application to Amazon.

If you have any questions, please contact me at 805-278-1703.

Very truly yours,



Craig Kaihara
Managing Member
AMS Craig LLC



Jeremy Sakioka
Managing Member
Sakioka Farms



Exhibit 3

Cellphone Coverage Maps (AT&T, Sprint, T-Mobile)

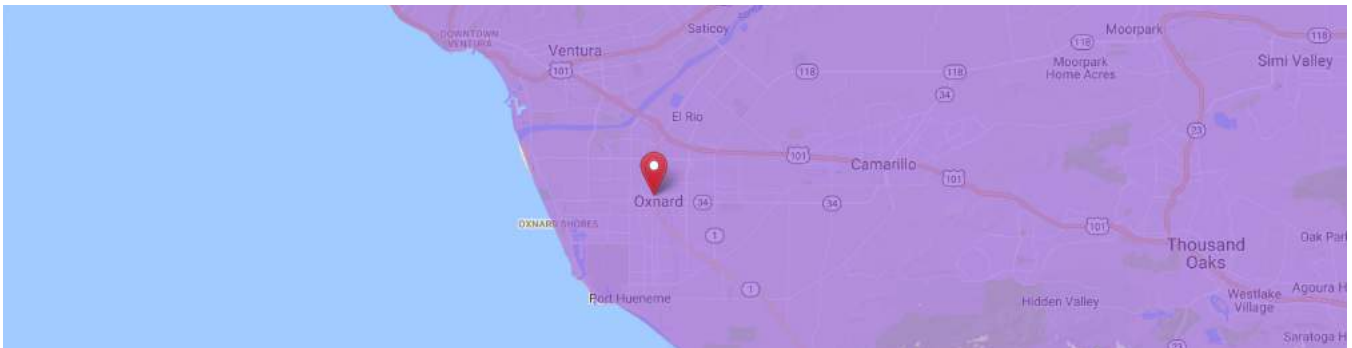
AT&T



Sprint



T-Mobile



Verizon

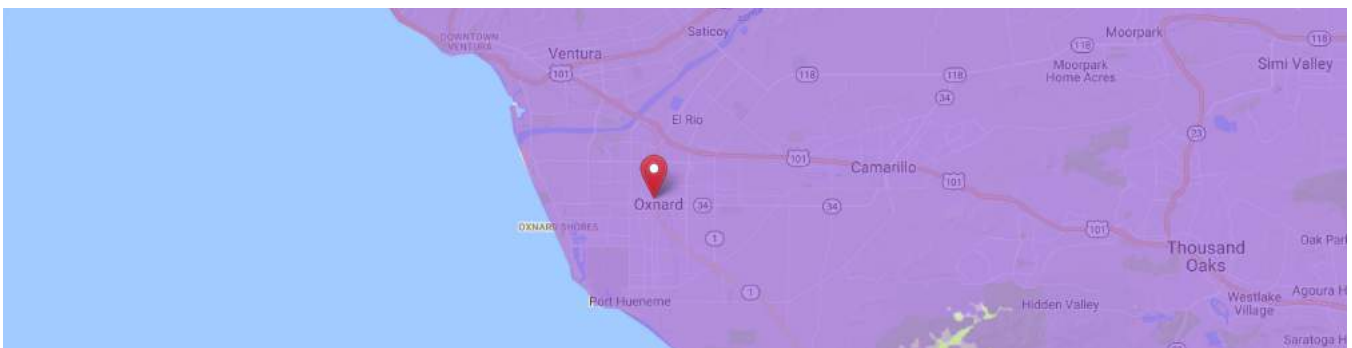


Exhibit 4 Oxnard Bicycle Facilities

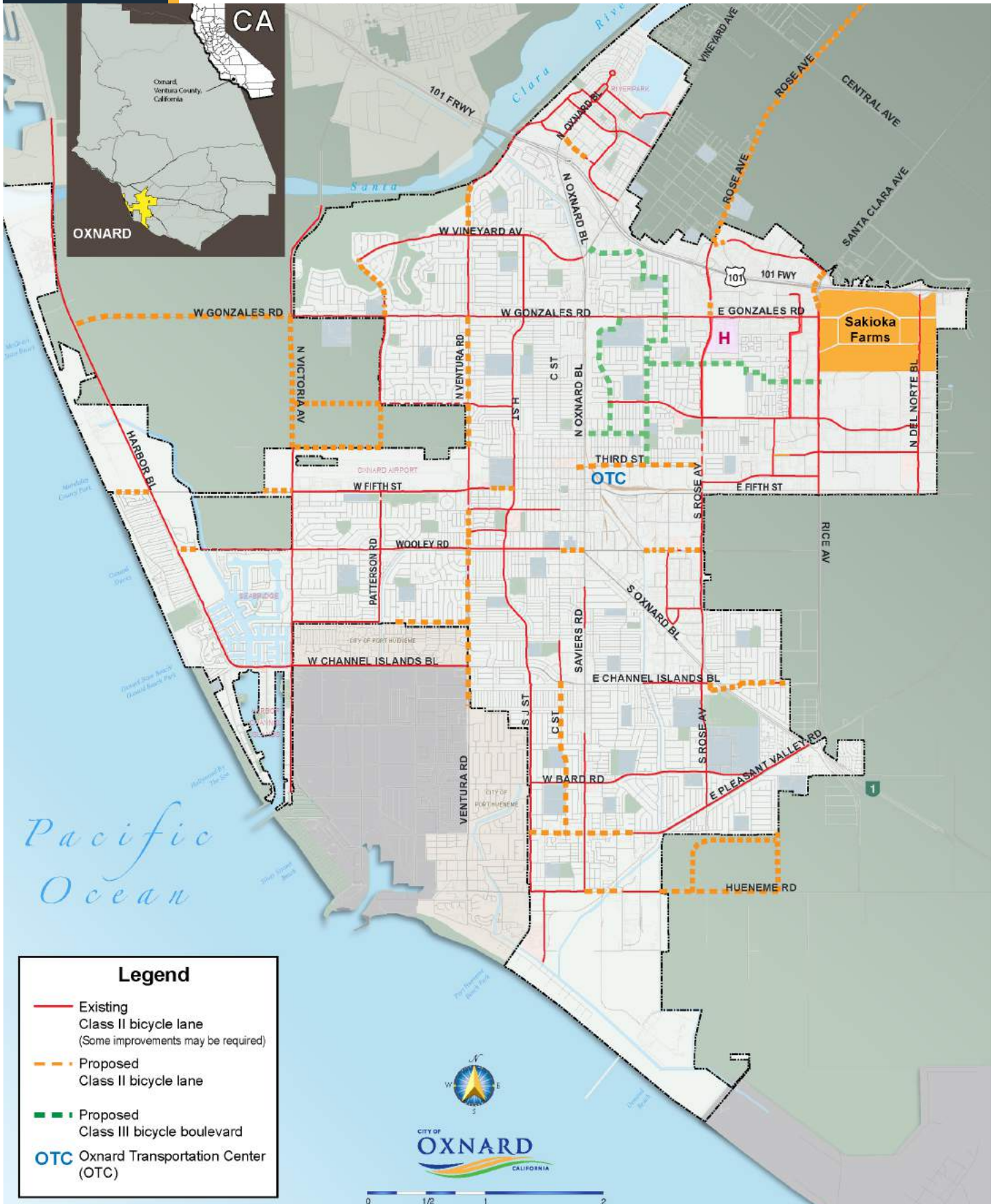
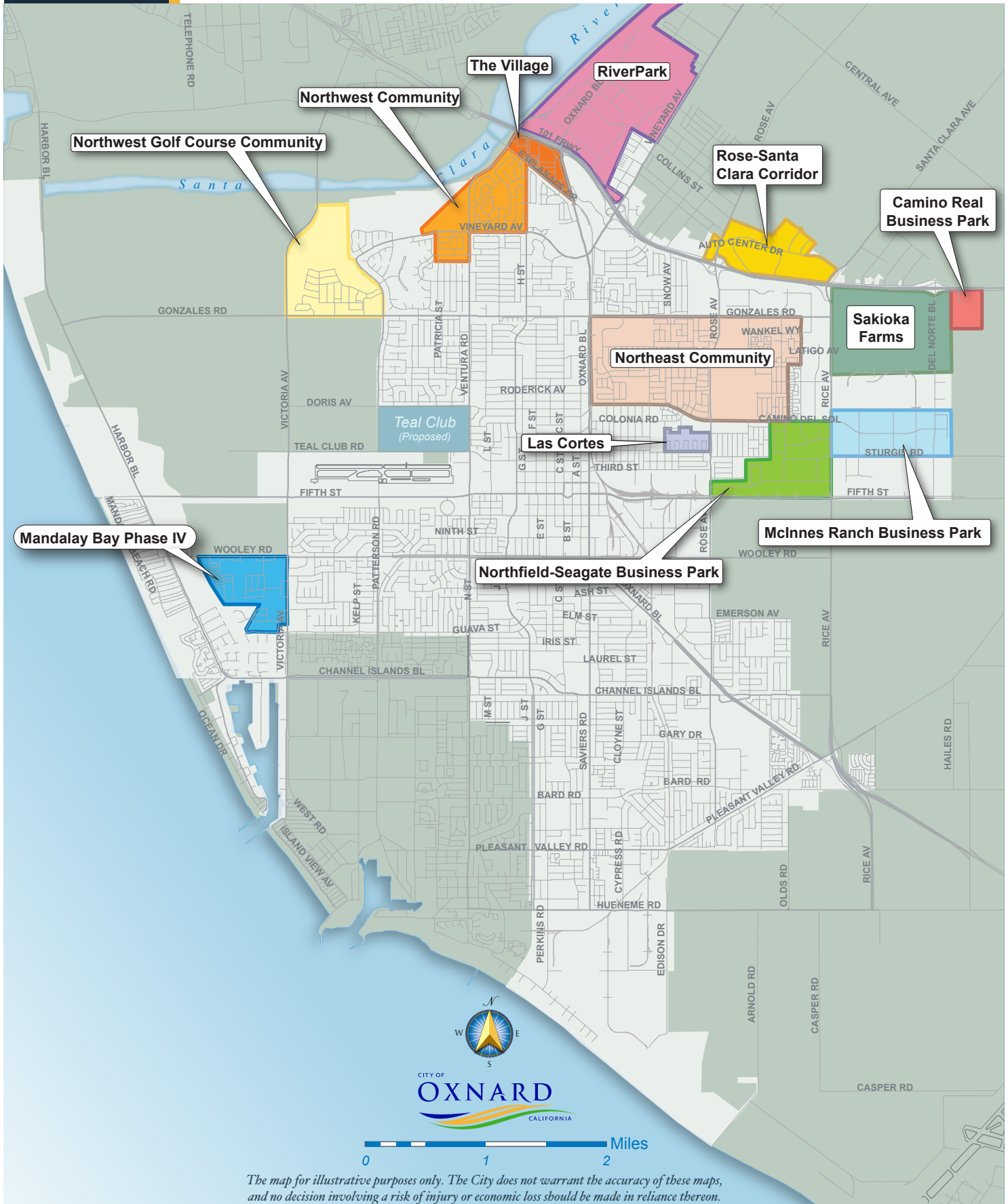
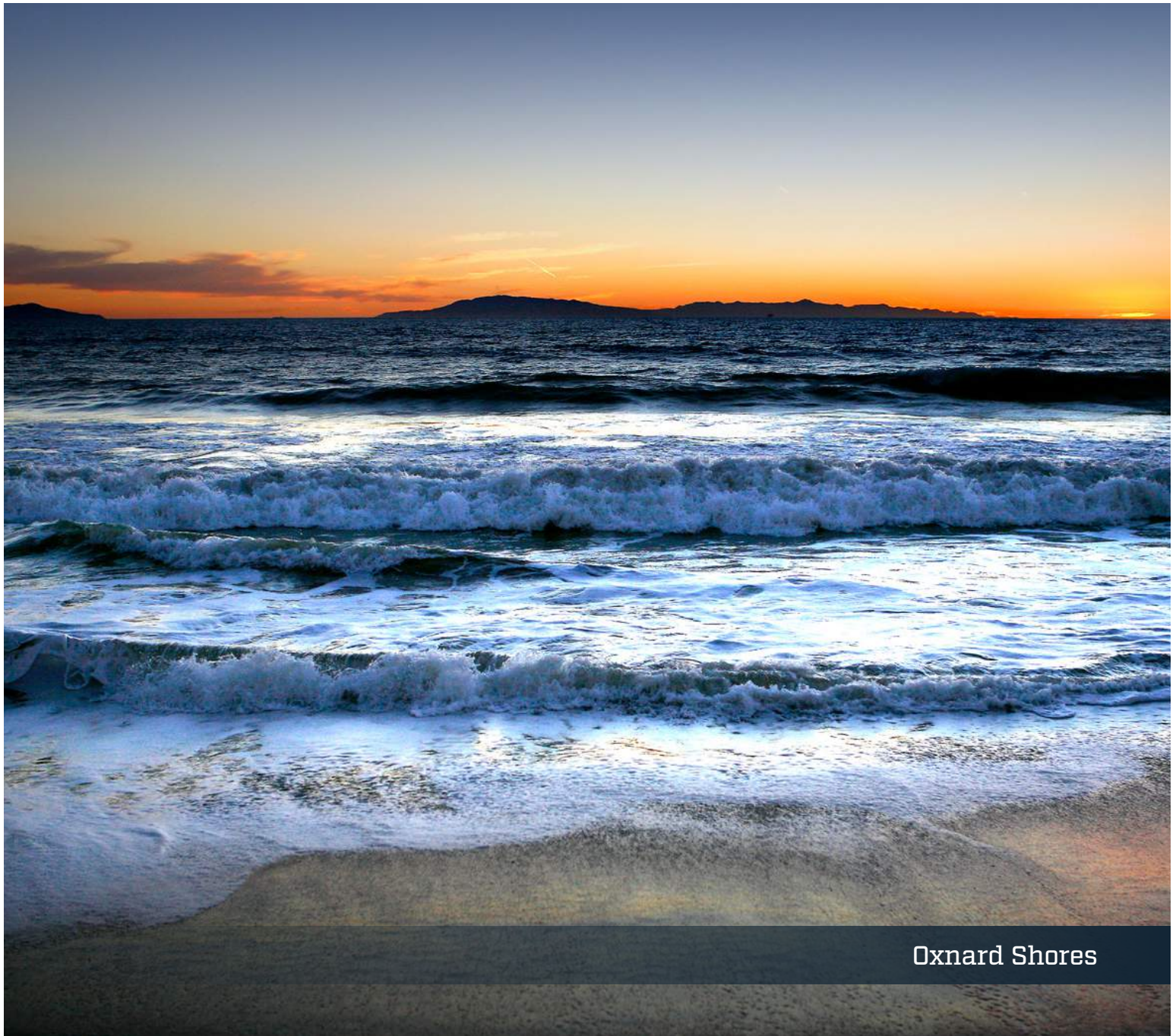


Exhibit 5

Oxnard Specific Plans Map





Oxnard Shores

Prepared by
The City of Oxnard
Economic Development Department

For additional information,
please contact
Kymberly Horner,
Economic Development Director
805.385.7853
kymberly.horner@oxnard.org

City of Oxnard
Economic Development Department
214 South C Street
Oxnard, CA 93030

An electronic version of this
document and a promotional
video can be viewed here:

www.Oxnard.org/AmazonHQ2

Password: oxnardhq2



"The City That Cares"